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Lincoln, in the year 1209, that the fullers had no community (of rights) with the free citizens; and the readiness of the "cives" of London, in 1202, to bribe the King to destroy the weavers' gild,—are all facts which wait for an explanation. And in seeking for such an explanation, if continental analogy is not to be pressed, it is also not to be disregarded. When we find that there were conflicts between the crafts and the governing bodies of the towns in all the countries with which England was most closely connected; in the towns just across the Channel which belonged to the Hanse of London; in the towns of the Teutonic Hanse; in the towns of Scotland, which modelled their constitution largely on that of Newcastle, as Newcastle modelled itself on Winchester (I, 257),—is it going too far to say that the burden of proof lies upon those who maintain that the occasional references to apparently similar difficulties in England do not mean what, on the face of them, they seem to mean? The friction was certainly not so great in England, and it was earlier overcome: it was hardly altogether absent.

Without pursuing the argument further, I may send a parting shot and carry the war into Dr. Gross's camp by the remark that even so rigorous an adherent of "sources" as he is may sometimes be carried off his feet by preconceived ideas. Thus his assertions—surely important ones—that the craftsmen, even when associated in separate guilds of each occupation, still remained in the common gild merchant (I, 115), and that this common gild merchant was afterwards "resolved into" the two classes of mysteries, mercantile and artisan (page 127), are accompanied by none of those impressive notes which are wont to support his statements. They seem to approach, not distantly, those "unproved assumptions" for which Professor Brentano is so justly rebuked.

W. J. ASHLEY.

État des Habitations Ouvrières à la fin du XIXe Siècle. Étude suivie d'un Compte-rendu des Documents relatifs aux Petits Logements qui ont figuré à l'Exposition Universelle de 1889. Par ÉMILE CACHEUX. Texte et planches. Paris, Baudry, 1891.—8vo, 184 pp.

The Tenement Houses of New York City. A contribution to the study by the Tenement House Building Company. New York, 1891.—8vo, 33 pp.

The "housing of the poor" problem is daily becoming more urgent. Almost everywhere more is being done to solve it than in America. It is worth while to note the two latest contributions to the subject.

Many years ago M. Cacheux became the owner of a large number of tenement houses in one of the French cities. So deplorable did he ascertain their condition to be that he resolved to study the question à

fond and remedy the evil as far as he could. After years of investigation he published in 1878, together with M. Dollfus, the great work, *Habitations Ouvrières en Tous Pays*, of which a second and enlarged edition appeared in 1889. Not content with publishing what is in many respects the most comprehensive work on the subject, M. Cacheux spent a fortune in building and reconstructing model tenements in France. And now he issues in a more condensed form the results of his studies, supplemented by an account of the plans, *etc.*, submitted at the Exposition of 1889.

A large portion of the book is more interesting than valuable to those who believe that the problem can be solved in great cities only by the construction of large tenement houses; for M. Cacheux has devoted especial attention to small cottages suitable for one or two families. However, the advantages and disadvantages of the tenement system are impartially discussed. Of course each locality must decide for itself; and in the suburban districts of many American cities the cottage plan is no doubt feasible. A brief summary is given of all the different private and corporate enterprises in various countries, and a number of excellent plates are added. To those who wish to ascertain the latest stage of legislation and the most recent details of the various enterprises, the book of M. Cacheux will be welcome.

Of more immediate interest to Americans is the report issued by the Tenement House Building Company of New York, of which the present writer is secretary. The report contains a brief history of the New York legislation; a description, plans and photographs of the houses of the company; and the details of the financial results. It is interesting to note that the experiment is now an assured success, and that the model houses of the company in Cherry Street are considerably superior even to the best type of new tenements recently built in New York. The death-rate is lower, the average length of occupancy greater, the evictions less, and the vacancies far fewer than in the ordinary tenements. The influence of the company's work has been perceptible in many ways: it has led to the partial reclaiming of Cherry Street by the construction of a better class of structures by outsiders; its Kindergarten and clubs have produced a visible effect on the surrounding population; and the attempt to apply the insurance feature to the rent problem has aroused great interest. It is to be hoped that the report will be widely read and circulated, and that it will stimulate individuals and companies in other parts of the city and country to undertake a similar beneficent work. But all such experiments to be successful must be founded on business principles, not on charity.

E. R. A. S.